



City Council
March 19, 2019

Addendum #2
Items Received at the Meeting

Mayor Muckle stated he too has talked to many people who use Republic and found people to be happy with their service. We are aware of issues on social media about Nederland but those are not a complete or true set of facts. Mayor Muckle asked how staff will address complaints from residents.

Director Kowar stated the contract provides a dedicated employee to Louisville for complaints and customer service as well as dedicated staff on outreach, the website, and transition services. We will work with Republic to manage any challenges that arise.

Councilmember Leh asked Director Kowar to review the process by which these two companies were ultimately selected. Director Kowar stated the RFP was crafted carefully and three companies showed up for the pre-bid meeting. There were two bids received which staff reviewed and clarified. A five person committee interviewed the companies and scored each one objectively. The results were then presented to City Council. Kowar noted this has been one of the most thorough RFP processes we have done.

Councilmember Leh asked how citizen input was taken in previous processes. Director Kowar said there had been questions about satisfaction with the service and frequency of compost pick up on the last two citizen surveys.

Councilmember Maloney stated he agrees with Councilmember Stolzmann's comments and appreciates the RFP process that took place. He noted much of what he has read on social media and email does not include a lot of facts.

Councilmember Maloney moved to approve the contract with Republic for waste hauling, Councilmember Loo seconded.

Vote: Motion carried by unanimous roll call vote.

DISCUSSION/DIRECTION/ACTION – 2019 BID FOR CONCRETE REPLACEMENT

Director Kowar stated this is consideration of a contract with Standard Concrete and staff has one consideration needing Council input regarding the area where the Coal Creek Trail comes into Roosevelt Avenue and then runs adjacent. The area is currently crusher fines which does not give proper ADA accessibility. Public Works staff has recommended doing an eight-foot sidewalk in that area, however the Open Space board would prefer to maintain the existing crusher fines trail.

Public Comments – None.

Councilmember Stolzmann stated she has seen a person in a wheelchair using the middle of the street because there is no paved option on either side. Our guidelines say we want a paved option on at least one side of the street. She supported adding a

sidewalk, and suggested that we redouble our efforts to have Coal Creek Trail realigned to stay along the creek.

Mayor Muckle asked why there is no sidewalk on the west side. Director Kowar stated there is none currently and the neighbors don't want a sidewalk on that side. If the properties redevelop it would be required. Councilmember Stolzmann added that in other neighborhoods we would have required sidewalks when homes redevelop.

Mayor Muckle asked if we have enough right of way to build both sidewalk and crusher fines. Director Kowar stated probably not.

Councilmember Loo stated concrete is so hard on the body and it is nice to have a softer surface to walk on and those are harder and harder to find. As the community ages it is nice to have softer surfaces to walk on.

Open Space Manager Brignull stated this is a regional trail and we have worked with our regional partners to maintain a crusher fine surface where we can. We have found the crusher fines help people navigate; people lose their way when the surface is not consistent. Crusher fines reduce sign clutter and helps maintain the town's rural character. She added keeping the crusher fines was an effort to keep the rural character but there is also awareness of not creating any ADA issues.

Councilmember Stolzmann stated she understands the open space issues but wants to be sure people of all abilities can access around the neighborhood and transit options.

Councilmember Maloney stated he uses this trail frequently. He stated the area along Aspen Way is rarely an even surface and the crusher fines don't work very well here. He thinks concrete here is the best solution.

Mayor Muckle asked if we could build something narrower than 8 feet. Director Kowar stated we could do four feet, or four feet of concrete and four of crusher fines. Councilmember Stolzmann stated a four foot walk would match the sidewalk to the west; it just needs to be ADA compliant to make this area accessible.

Councilmember Keany supported a four foot sidewalk along with four foot crusher fines trail with a driveway pan at the farm entrance.

Mayor Muckle moved to approve the contract with a change to have a four-foot concrete trail and a 4-foot crusher fines trail. Seconded by Councilmember Keany.

Councilmember Stolzmann offered a friendly amendment to let staff determine exact sizes based on ADA requirements. Motioner and seconder accepted.

Vote: Motion carried by unanimous roll call vote.

TERRACES ON MAIN

712-722 MAIN STREET - REDEVELOPMENT



Final PUD, & SRU
City Council Hearing 03/19/19

EXISTING SITE CONTEXT

**OPPORTUNITY TO IMPROVE UNDERUTILIZED BUILDINGS
AND PROVIDE NEW RETAIL / RESTAURANT BUSINESSES ON MAIN STREET**

**IMPORTANT TO RESPECT ADJACENT
HISTORIC PROPERTY (HUCKLEBERRY)**

**OFFICES AT STREET LEVEL
DETRACTS FROM VIBRANT STREETScape**

**EXISTING MID-CENTURY MODERN BUILDINGS
SIMILAR TO EMPIRE (COLLACI'S) AND OTHERS**

712-722 MAIN STREET

EXISTING SITE CONTEXT



**EAST SIDE OF MAIN STREET (NARROW SIDEWALK)
MOSTLY ACTIVE RETAIL & RESTAURANT TRAFFIC**

**OPPORTUNITY TO ACCOMMODATE
MAJOR DOWNTOWN EMPLOYER
WITH NEW OFFICE SPACE**

**HISTORIC CONTEXT ON BLOCK IS HUCKLEBERRY (ORIG. BANK)
AND BOOKSELLER-SINGING COOK (TWIN LIGHT TAVERN)**

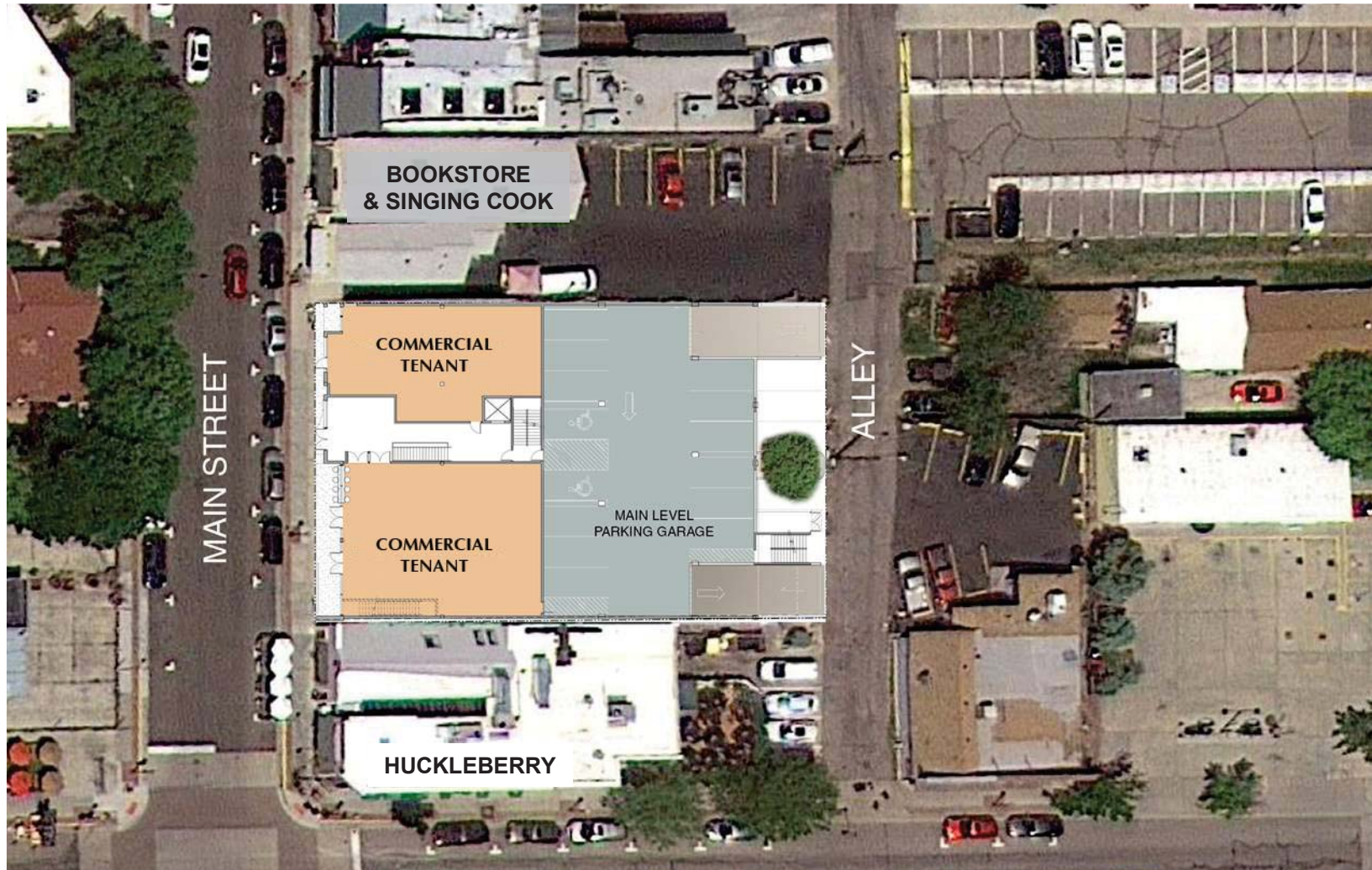
712-722 MAIN STREET

DESIGN DRIVERS

- **MEET THE NEEDS FOR A SIGNIFICANT LOUISVILLE EMPLOYER**
- **PROVIDE OFFICES UPSTAIRS & GIVE BACK THE STOREFRONT**
- **PROVIDE RICH PEDESTRIAN EXPERIENCE, OUTDOOR SEATING**
- **PROVIDE MAJORITY OF REQUIRED PARKING ON-SITE**
- **PROVIDE OPPORTUNITIES FOR NEW DOWNTOWN BUSINESSES**
- **RESPECT THE ADJACENT HISTORIC BUILDINGS**
- **RELATE TO ECLECTIC DOWNTOWN AESTHETIC – MID CENTURY**
- **COMPLY WITH DOWNTOWN DESIGN GUIDELINES**

TERRACES ON MAIN

PROPOSED PUD SITE PLAN



TERRACES ON MAIN

ARCHITECTURAL CONCEPT



TERRACES ON MAIN

ARCHITECTURAL CONCEPT

-SIGNIFICANT UPPER LEVEL SET BACK
AT MAIN STREET

-ONE STORY FAÇADE ADJACENT
TO HISTORIC STRUCTURE



-MATERIALS AT STREET LEVEL
NATURAL WOOD SIDING - WARM AND INVITING

-MAIN STREET SIDEWALK AREA
EXPANDED FOR SEATING & OPEN SPACE

TERRACES ON MAIN

ARCHITECTURAL CONCEPT

VIEW OF PROJECT FROM ACROSS MAIN STREET TO THE WEST



TERRACES ON MAIN

ARCHITECTURAL CONCEPT

-SECOND LEVEL OBSCURES VIEW OF THIRD LEVEL FROM ACROSS THE STREET
ONE STORY PORTION COULD ALSO BE HIGHER, BUT IMPORTANT TO KEEP THE
ADJACENT PORTION OF THE BUILDING SUBORDINATE TO HISTORIC BUILDING.

-‘STYLE’ IS NOT DICTATED BY CODE
MID-CENTURY ARCHITECTURE IS ALSO CONTEXT DOWNTOWN



-PROPORTION AND SCALE SIMILAR
TRADITIONAL TO WESTERN FALSE FRONT

TERRACES ON MAIN

ARCHITECTURAL CONCEPT



TERRACES ON MAIN

ARCHITECTURAL CONCEPT

-MASS DIVIDED TO SMALLER BUILDING ELEMENTS
TO RELATE TO EXISTING CONTEXT – ORGANIC COMPOSITION

-SCALE AT SIDEWALK IS ONE
AND TWO STORIES
HUMAN SCALE



-RHYTHM OF VARYING HEIGHT FACADES
"STREET MUSIC" WITH PAIRED BUILDINGS

TERRACES ON MAIN

ARCHITECTURAL CONCEPT



TERRACES ON MAIN

ARCHITECTURAL CONCEPT



TERRACES ON MAIN

PREVIOUS & CURRENT STAFF FINDINGS

February 2018 – Staff Report
March 2019 – Staff Report

COMPLIANCE WITH THE PUD CRITERIA

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for Planned Unit Developments (PUDs). For all applicable criteria, an applicant must demonstrate compliance. A table summarizing compliance with each criteria is included as an appendix to this report. Staff supports the proposed waiver request and finds that the proposal meets all applicable criteria. Other than the noted waivers, Staff finds that the proposal substantially meets the requirements of Downtown Louisville Design Handbook, the Louisville Municipal Code, the Downtown Louisville Framework Plan and the Comprehensive Plan.

TERRACES ON MAIN

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712-722 MAIN STREET - REDEVELOPMENT



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